



Muswell Hill, Alexandra, Fortis Green and Highgate Area Forum and Committee

THURSDAY, 19TH MARCH, 2015

6.30 pm

**VENUE: THE ROYAL BRITISH LEGION MEETING ROOM, MUSWELL HILL ROAD,
MUSWELL HILL, LONDON N10 3NG**

MEMBERS OF THE AREA COMMITTEE/FORUM:

Councillors Beacham, Berryman, M Blake, Carter, Connor, Engert, Hare, McShane, Morris, Newton (Chair), Patterson and Ross

Introduction by the Chair – Councillor Newton

1. AREA FORUM ITEMS

In respect of the following items Members of the Public attending are encouraged to ask questions and raise any concerns

i. St Luke's Woodside Avenue Development - 6.30pm – 7.10pm

A representative from the Hanover Housing Development will be in attendance to give a brief update and to answer questions. Planning officers will also be in attendance.

ii. Local Shopping Centres and Shopping Parades 7.10pm – 8.20pm

Officers from Planning and Business Development will give a brief presentation on shopping centres, mews and parades and answer questions.

Local Traders have also been invited to give their view and answer questions.

There will be a 5 minute interval after the Area Forum business has concluded before the Area Committee commences

2. APOLOGIES FOR ABSENCE

3. DECLARATIONS OF INTERESTS

A member with a disclosable pecuniary interest or a prejudicial interest in a matter who attends a meeting of the authority at which the matter is considered:

- (i) must disclose the interest at the start of the meeting or when the interest becomes apparent, and
- (ii) may not participate in any discussion or vote on the matter and must withdraw from the meeting room.

A member who discloses at a meeting a disclosable pecuniary interest which is not registered in the Register of Members' Interests or the subject of a pending notification must notify the Monitoring Officer of the interest within 28 days of the disclosure.

Disclosable pecuniary interests, personal interests and prejudicial interests are defined at Paragraphs 5-7 and Appendix A of the Members' Code of Conduct

4. DEPUTATIONS, PETITIONS OR QUESTIONS

5. MINUTES - 5 FEBRUARY 2015

To agree the minutes of the last meeting held on 5 February 2015.

6. FEEDBACK FROM THE AREA FORUM PROCEEDINGS

7. ANY OTHER URGENT BUSINESS

Bernie Ryan
Assistant Director – Corporate Governance and
Monitoring Officer
Level 5
River Park House
225 High Road
Wood Green
London N22 8HQ

Clifford Hart
Principal Committee Coordinator
Level 5
River Park House
225 High Road
Wood Green
London N22 8HQ

Tel: 0208 489 2920
Email: clifford.hart@haringey.gov.uk

Wednesday, 04 March 2015

AGENDA ITEM 1.i**Update on St Luke's Hospital Development, March 2015****The formalisation of a partnership between Hanover and Hill Residential**

The previous update for the Muswell Hill Area Forum was provided in July 2014. Since July 2014, Hanover has been engaged in the process of seeking a construction partner to implement and deliver the re-development of the site. A partner to deliver the development has now been selected following a competitive procurement process. The outcome of this process is that Hanover has established a joint venture (JV) partnership with Hill Residential to deliver the re-development of St Luke's.

Hill is a leading specialist developer of high quality homes of distinction across London and the South East. Some recent awards achieved by Hill include What House? Awards 2014 (Gold Award for Best Development), Housebuilder Awards 2014 (Medium Housebuilder of the Year and Best Design for four storeys or more).

The JV between Hanover and Hill has recently been finalised contractually, which in turn enables a start to be made on site.

Programme

Hill has on behalf of the JV commenced initial site investigation and survey work on site. Our anticipated programme for the remainder of the works is set out below:

Site investigations	23 February – 9 March
Hoarding	2 March – 30 March
Service disconnections	30 March – 6 April
Demolition	6 April start (subject to planning sign-off)
Groundworks	Mid June start (subject to planning sign-off)
Completion	July 2017

Consultation with local residents and stakeholders

Historically, Hanover has carried out extensive consultation with the local residents during the planning process.

Prior to submitting a bid for purchase of the site the Hanover team held discussions with the North London Sustainable Housing Partnership (NLSHP), a group of local residents that wished to ensure that the purchaser of the site would develop it in accordance with their aspirations for the area. In addition to this, the team has met several times with Simmons House and the Treehouse School to ensure their involvement in developing the plans and their awareness that the inevitable effects of construction disruption are mitigated as far as possible. As part of the planning process four public exhibitions were held, which was advertised on the project website and 3,600 invitation leaflets were distributed.

The team also engaged extensively with the local authority in a series of pre-application meetings and design forums. Briefing meetings were also held with the following groups:

- Highgate Society
- Muswell Hill & Fortis Green ward councillors
- Woodside Neighbourhood Watch
- Highgate Conservation Area Advisory Committee
- Action for Autism

Hanover issued a newsletter was issued in August 2014 to local residents in order to provide an update on the selection of a construction partner and the anticipated timescales for starting on site.

With the JV now in place, members from the JV team will be organising meetings with local residents that border the site along Grand Avenue, as well as the Treehouse School, to get their input into the plans for hoarding, site mobilisation and construction traffic management.

The team has already met with representatives of Simmons House to discuss their requirements and in particular to make propose alternative arrangements for access into the unit whilst the shared access road is out of use.

Residents which share party walls with the site have also been contacted and party wall notices have been served.

Discussions have also taken place to ensure access to the tennis court immediately to the south of the site, which forms part of the freehold of the site. The tennis court is to remain open for access and use by Stormont Tennis Club. Discussions have also taken place with St James' School with respect to access during PE lessons. Simmons House will also have access at a designated time. Finally, Hanover is also proposing to make the tennis court open to the public at designated times.

This page is intentionally left blank

AGENDA ITEM 1.ii**Shopping Areas Report for Muswell Hill Area Forum***Introduction*

The Forum has requested a report on the shops and businesses in the four wards of Alexandra, Fortis Green, Highgate and Muswell Hill, with suggested inclusion: Highgate High Street, Archway Road, Muswell Hill shopping centre (including mews [plural] behind main shops), and shopping parades at Aylmer Parade, Alexandra Park Road, Palace Gates, Park Road/Priory Road junction, Park Road up to Crouch End and those on Fortis Green.

Restrictions on data

It is challenging to provide up to date and comprehensive data on these areas for two reasons:

- the last systematic survey of town centres was conducted in 2012/13 so data is now around two years old
- that survey only covered a selection of our larger town centres, excluding both Highgate and the smaller parades listed (with the exception of Park Road which would have been reviewed as part of the Crouch End study).

Summary of Available Information

The table below summarises the 2012/3 survey outcomes where available:

Town Centre	Vacancy Rate	Audit Score	Strengths	Areas for Improvement
Muswell Hill	5%	68%	Engaged business community and active traders group leading initiatives to promote trade Strong branding	Public Realm Central focal point (now addressed through creation of piazza)
Crouch End	9%	68%	Good quality startups joining in community culture Range of well run independent shops Crouch End Project: strong brand identity	Proactive business/ traders groups Parking provision

Archway Road	17%	61%	Strong cultural offer Active residents' group Majority of units run by independent retailers	Marketing Public Realm Vacant unites
--------------	-----	-----	--	--

More recently (BBC News 4th February 2015) Highgate topped a table for Britain's healthiest high street measured by vacancy rates, having no vacant shops.

Current Activity

The Council's work on high streets and shopping parades falls broadly into five categories:

- licensing and enforcement
- planning
- support for and engagement with businesses
- physical regeneration
- as landowners (for particular shops or parades)

Licensing and enforcement:

Licensing and Regulatory Services work with traders to enable them to be compliant with the various legislations that we administer. This ranges from alcohol licensing to food safety and trading standards and also street trading. The licensing process requires traders to work with the local community they wish to operate in and be aware of their impact on those living nearby. Trading Standards carries out checks to protect retailers and customers alike: this maybe product safety checks or underage test purchasing checks. The Food Safety Team work with businesses to offer food hygiene training and raise awareness of the raft of changes brought in by Government that affect food businesses such as the new labeling regulations on allergens.

Planning:

The planning team both oversee specific applications to alter buildings or change their use and help protect the character of particular areas or streest through designation in the local plan. The parades mentioned are recognised in policy SP10 of the Haringey Local Plan as 3rd tier local centres "important in providing for the 'day-to-day needs of people living, working and staying nearby". More detailed development management policies are found in TCR4 – saved from the old Unitary Development Plan. These are soon to be replaced by DM53 part B and C in the new Development Management policies DPD, currently out for consultation.

In essence the council recognises the parades' importance as local amenities and if threatened by development (both from residential conversion or from out of town retail development such as a big Sainsbury's) we will look to the policies above. The recent introduction of paid for pre-application advice provides for an exemption from pre-application charges for small enterprises including retail and town centre uses.

The forthcoming review of the Council community infrastructure levy (late 2015/early 2016) and the current work on the infrastructure delivery plan provides an opportunity for dialogue and potential future funding via the S106/CIL programme to help support vibrant town centres with public realm and associated amenity improvements. Whilst such funds are modest, their use for match funding within mainstream London wide/UK programmes does offer scope for locally driven improvement where resources permit.

Support for and engagement with businesses:

The council already engages with businesses both as individuals and through associations such as the Muswell Hill Traders Group. As part of our new Economic Development and Growth strategy the economic development team are keen to pursue more work in this area, within the constraints of our limited budgets. Work is likely to involve signposting to support and advice services, working with traders on proposals to secure external private sector or Mayoral/GLA investment in improving town centres, and ensuring that other council services operate in as business-friendly a manner as possible.

Physical Regeneration:

A number of regeneration schemes including road junction improvements and shop front schemes totaling around £13m borough-wide were costed as part of the 2012/3 report. However the recommendations weren't implemented because of financial constraints. Schemes and plans are being taken forward elsewhere in the borough (Tottenham and Wood Green) because these were identified as the two areas of greatest concern and opportunity. These interventions are being funded in large part through the Mayor of London and (in Wood Green) through private sector leverage. In negotiating planning outcomes associated with high street/edge of high street sites, there are opportunities for greater dialogue with officers to help try and secure complementary outcomes.

As Landowners:

The parade on Park Road up to Crouch End is council owned. Managing small parades of this nature is costly and the Council will be considering a paper at Cabinet in the summer, as part of a review of the whole commercial portfolio, to review the opportunities that this parade offers for either selling the freehold or long-leasehold to reduce our management costs or instigating a more active management role.

Going Forward

Cllr Raj Sahota has recently been appointed as Cabinet Advisor on High Streets and the Economic Development team are supporting him as he develops a programme of work. This may include work to explore the feasibility of developing Business Improvement Districts (BIDs) in a number of our high streets. If businesses vote for their area to become a bid additional funds are collected alongside business rates to fund additional services and improvements to improve trading conditions.

This page is intentionally left blank

**MINUTES OF THE MUSWELL HILL, ALEXANDRA, FORTIS GREEN AND HIGHGATE
AREA FORUM AND COMMITTEE
THURSDAY, 5 FEBRUARY 2015**

Councillors Beacham, Berryman, M Blake, Carter, Connor, Engert, Hare,
McShane, Newton (Chair), Patterson and Ross

Apologies Councillor Morris

MINUTE NO.	SUBJECT/DECISION	ACTION BY
MH16.	AREA FORUM ITEMS See MH 19 below.	
MH17.	APOLOGIES FOR ABSENCE An apology for absence was received from Councillor Morris. NOTED	
MH18.	DECLARATIONS OF INTERESTS There were no declarations of interests. NOTED	
MH19.	DEPUTATIONS, PETITIONS OR QUESTIONS There were no deputations, petitions, or questions. NOTED	
MH20.	MINUTES - 23 OCTOBER 2014 RESOLVED That the Minutes of the meeting of the Muswell Hill, Alexandra, Fortis Green and Highgate Area Committee held on 23 October 2014 be agreed as an accurate record of the proceedings. <i>Matters Arising</i> MH13 Muswell Hill Police Contact Point The Chair referred to the update in the Local Issues Update – with regard to the new police contact point scheduled to open in Muswell Hill by mid February based inside the Planet Organic store at 111-117 Muswell Hill Road N10 3HS. NOTED	

**MINUTES OF THE MUSWELL HILL, ALEXANDRA, FORTIS GREEN AND HIGHGATE
AREA FORUM AND COMMITTEE
THURSDAY, 5 FEBRUARY 2015**

	<p>MH05 Parking Crossovers</p> <p>The Chair advised that a response on parking/crossovers had been circulated.</p> <p>Councillor Engert advised that the issues originally raised had been in relation to cars parking/ overhanging pavements and kerbs and issues of mobility for people who had disability issues, and what enforcement action could be taken against misuse.</p> <p>The Chair summarised and it was AGREED that further clarification was required on the issue of enforcement action in relation to cars parking/ overhanging pavements and kerbs.</p> <p>NOTED</p>	
<p>MH21.</p>	<p>FEEDBACK FROM THE AREA FORUM PROCEEDINGS</p> <p>i. <u>Conservation Areas</u></p> <p>Noted the discussions in relation to Conservation Areas and concerns expressed particularly in relation to overdevelopment of these areas. The Committee welcomed the statement by Stephen Kelly, Assistant Director Planning, that there would be a change of emphasis to be more in favour of the integrity of Conservation Areas.</p> <p>ii. <u>Cranwood</u></p> <p>Members discussed the likely inclusion of the eight existing houses as part of any new development and suggested that a "like-for-like" offer should be looked at when planning the new development or negotiating with residents. The Chair would write to Property Services to request that "like-for-like" accommodation was offered to leaseholders.</p> <p>iii. <u>Alexandra Palace</u></p> <p>Councillor Carter raised the issue of Alexandra Park being designated as a draft "site allocation" and wanted clarification on this. After some discussion, the Chair asked Cllr Carter to draft a list of questions and that after these had been circulated to members for any amendments, the Chair would write to Planning to request a response.</p>	
<p>MH22.</p>	<p>ANY OTHER URGENT BUSINESS</p> <p>There were no items of urgent business.</p> <p>The Chair advised that the next meeting would take place on Thursday 19 March 2015 at The Royal British Legion, Muswell Hill, subject to</p>	

**MINUTES OF THE MUSWELL HILL, ALEXANDRA, FORTIS GREEN AND HIGHGATE
AREA FORUM AND COMMITTEE
THURSDAY, 5 FEBRUARY 2015**

	confirmation of Highgate Ward Councillors.	
	There being no further business to discuss the meeting ended at 20.40hrs.	

COUNCILLOR MARTIN NEWTON

CHAIR

This page is intentionally left blank